



45 Oakwood Way
Wadhurst, East Sussex

An attractive and well-presented semi-detached 2-bedroom house built about 6 years ago, situated in a convenient location in a popular development within easy walking distance of village amenities. NO CHAIN.

Guide price £395,000 Freehold

Situation: The property is situated in a convenient position in the sought after village of Wadhurst, voted the Best Place to Live in 2023, and is within easy walking distance of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 45 Oakwood Way is a modern semi-detached house with attractive brick external elevations beneath a tiled roof and double-glazed windows and doors throughout. The property was built by Rydon Homes about 6 years ago (with a remaining term of about 4 years of its new home warranty) and offers a well-presented living space of approximately 824sq.ft/76sq.m and benefits from parking for two cars and a good-sized garden.

Arranged over two floors, the accommodation is light and spacious and includes: an entrance hall with two storage/cloaks cupboards, a well-appointed kitchen fitted with a range of shaker style wall and base units, integrated appliances and a window overlooking the front; a WC and a good-sized, double aspect sitting room, with French doors leading out to the garden and a large storage cupboard. On the first floor there are two double bedrooms and a family bathroom.

Outside, the property is approached over a block paved driveway with parking at the side of the house for two cars and additional parking for visitors available in Oakwood Way. There is an EV charging point and a gate giving access to the rear garden, which is fully fenced and laid to lawn with a terrace and garden shed.

Service charge: £36.47 per month

Services: Mains water and electricity. Gas central heating

EPC rating: B

Local authority: Wealden District Council (01892) 653311

Council tax rating: Band D (2025/26 - £2,578.80)

Property address: 45 Oakwood Way, Wadhurst, East Sussex TN5 6FJ



01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



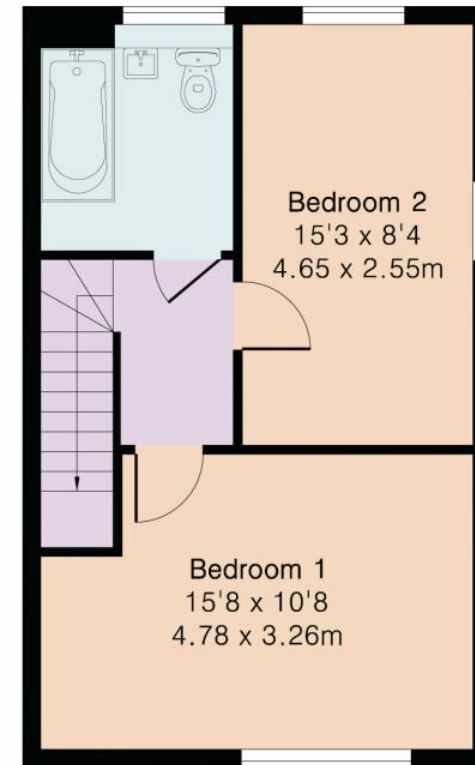
Approximate Gross Internal Area 824 sq ft - 76 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 sq m



Ground Floor



First Floor

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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